

SITE PLANS

CONCEPT PLAN

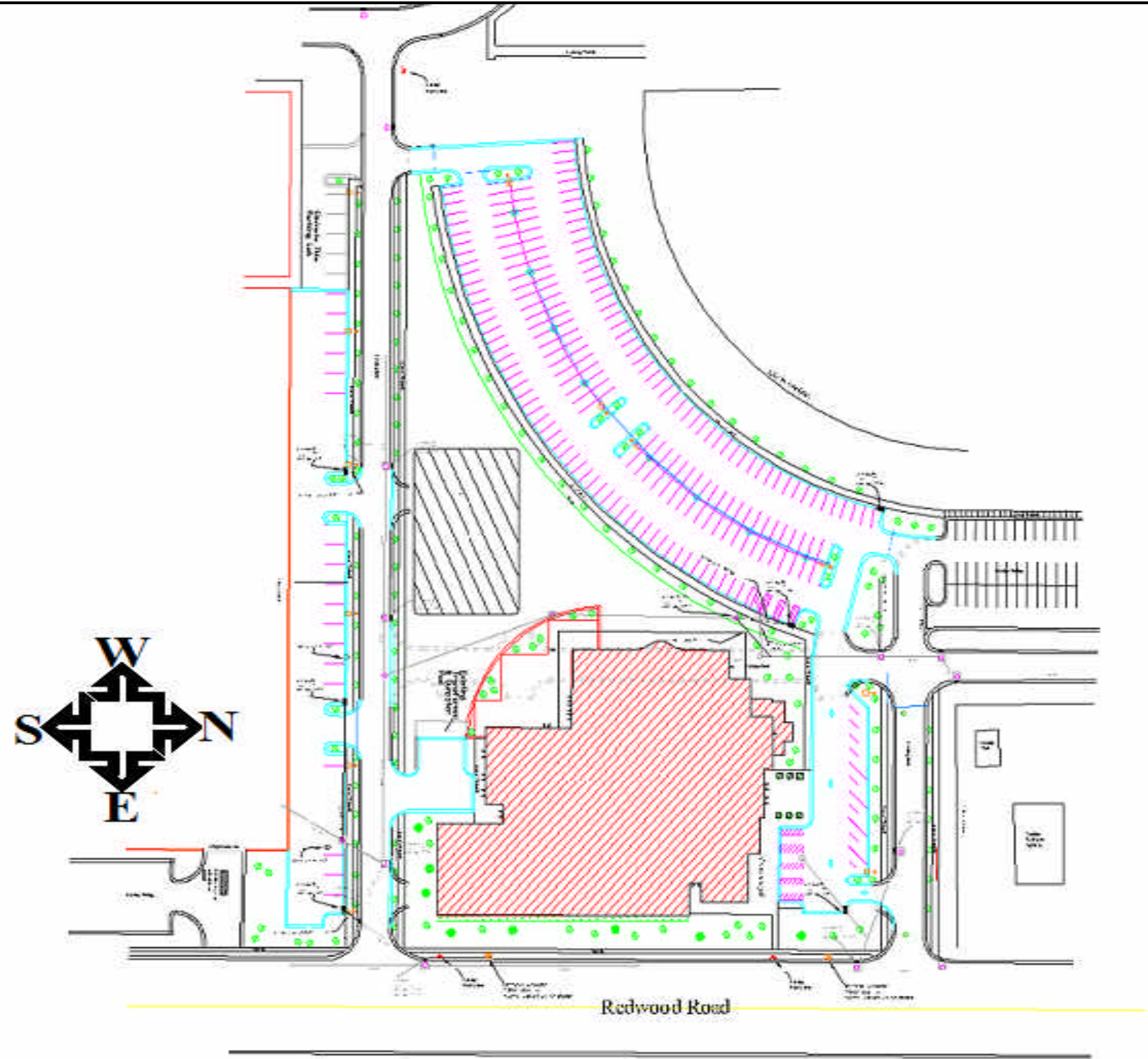
- Application form /Application Fee Paid
- (1) 11" x 17" drawing
- Name, address and phone number of applicant
- Name of project and proposed use/Parcel location & boundary
- Existing and proposed streets and access
- General locations of proposed buildings, landscape and parking areas
- Existing waterways, major utilities & easements
- Flood boundary & Soil Conditions
- Adjacent parcels, owners, buildings
- Significant features on or adjacent to the property

SITE PLAN APPLICATION

- Application form/Application Fee Paid
- Owner's or agent's affidavit
- Mailing labels and postage for adjacent property owners within 300 feet of the subject parcel obtained from the Salt Lake County Recorder's Office.
- (5) 24" x 36" copies of the site plan drawn to scale not exceeding 60 feet/inch
- (1) 11" x 17" copy of the site plan containing the following information
- Location map
- Vicinity plan showing adjacent parcels, lots, owners, roads, buildings and canals
- Address, tax identification number, legal description and acreage of subject parcel
- Date, scale, north arrow, dimensions of buildings, setbacks, driveways, streets, parking stalls and other proposed improvements
- Developer's, architect's and engineer's phone numbers, addresses; licensed architects and engineers (Utah) required
- Boundaries and legal description of the subject parcel and phases of the development
- Adjacent buildings, streets, fences, utilities, waterways, easements
- Existing on-site and adjacent utilities and sizes, buildings, street Improvements (curb, gutter, sidewalk, pavement), easements, waterways, ditches, significant vegetation, contours at 1 foot intervals, fault lines
- Proposed exterior mechanical equipment, utilities, irrigation systems, storm drainage system
- Proposed building uses, footprints, canopies, exterior stairwells and landings, floor area, elevation plans, exterior materials and colors
- Proposed street improvements (curb, gutter, sidewalk, pavement), access, driveways, parking and loading areas
- Proposed landscaping including species, sizes and area of landscape coverage
- Proposed freestanding and wall signs
- Proposed screening, fencing and trash enclosures
- On and off-site lighting plans
- Required engineering drawings for on and off-site improvements
- Traffic study as directed by the City Engineer
- Geo-technical study as directed by the City Engineer
- Data table showing parcel, building, landscaping, parking areas and percentages; number of parking stalls required and provided
- Profile drawings of proposed buildings, streets, fences and other features relative to existing adjacent buildings, streets and features as directed by the City Engineer



SAMPLE SITE COMMERCIAL PLAN AS REQUIRED BY SOUTH JORDAN CITY



PARKING & ACCESS

- Traffic study required; access to public street provided.
- Correct right-of-way width and alignment
- Accesses perpendicular to street; Accesses aligned across the street
- Cross access provided; Cross access and parking agreement recorded
- Shared driveways provided
- Double frontage lots only accessed from neighborhood street
- Max. one access per 300' frontage
- Min. access and/or street separation on collector-100'
- Min. access separation on neighborhood street-20'
- Min. access and street separation on neighborhood street-30'
- Min. access width, 2-way, 2-lane-24'
- Max. access width, 2-way, 2-lane-30'
- Min. access width, 1-way, 1-lane-12'
- Max. access width, 1-way, 1-lane-15'
- Max. access width with min. 4' wide landscaped. median, 40'
- Min. access width, single family residence-12' Max. : 30'
- 2-way driveway min. 24'
- 1-way driveway min. 12' (posted 1-way)
- Loading areas properly located, sized, screened
- Drive-up window on street side only if 4 conditions are met
- Pedestrian access defined
- Min. 6' sidewalks if by single parking row
- Min. 8' sidewalks if between double parking row
- Transit accommodations
- UTA consulted for >5 acre commercial development
- UTA consulted for >100 dwelling unit development
- Street dedicated
- Cash paid if street improvements deferred
- Sufficient parking stalls provided; Parking stall min. dimensions- 9' x 20'
- Single row stall dimensions adjacent to 6' planter or sidewalk- 9' x 18'
- Double row stall dimensions adjacent to 8' planter or sidewalk- 9' x 18'
- Disabled stall dimensions- 9' x 20' + 5' aisle on both sides

For more information, contact
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